



Ceann A' Bhaigh, 32 Lower Breakish, Breakish, Isle of Skye, IV42 8QA  
Offers Over £280,000

# Ceann A' Bhaigh, 32 Lower Breakish, Breakish, Isle of Skye, IV42 8QA

Ceann A' Bhaigh is a delightful two-bedroom detached cottage complete with hot tub set in the peaceful crofting township of Lower Breakish. Set in 0.78 acres of picturesque grounds, the property enjoys breathtaking views across the tidal bay towards the Cullin Mountains. Accompanied by Robin's Nest Pod, a stylish and highly rated self-catering contained holiday let, this is a rare opportunity to acquire a beautiful home with a ready made income stream in one of Skye's most sought after coastal settings.

- Detached Property
- Two Bedrooms
- Electric Heating
- Generous Garden Grounds
- Stunning Views & Location
- Hot Tub
- Conservatory
- Ample off road parking
- Eco-friendly energy
- Holiday letting pod

## Services

Mains Electric, Mains Water

## Tenure

Freehold

## Property Description

Ceann A' Bhaigh has been recently renovated and modernised whilst still retaining its traditional charm. The accommodation within is set out over one level. The bright and comfortable lounge features a stone wall with multifuel stove. The kitchen has been tastefully modernised and provides ample space for food preparation and family meals. There are two bedrooms, one double and one single and a neatly fitted shower room with electric shower. A newly added conservatory (June 2023) provides a stunning sunlit space to relax and take in the ever changing views. The home benefits from double glazed windows, triple glazed exterior glazed doors, modern Kyros electric heating system and solar panels improving energy efficiency and reduced running costs. Period details such as v-lined walls, deep window sills and wooden latch doors preserve its authentic charm.

Outside a gazebo with Lazy Spa hot tub provides the perfect spot to unwind. The generous garden grounds extend to approximately 0.78 acres, with lawned areas, mature planting, ample parking and direct access to the bay.

Within the grounds sits Robin's Nest Pod - a stylish, self-contained holiday unit with open plan living, kitchenette and shower room. The pod enjoys excellent guest reviews and provides a successful proven income stream for the current owner.

Lower Breakish offers the perfect blend of peace and convenience and is located on the outskirts of the busy village of Broadford where you will find an array of local amenities including a hospital, medical centre, vets practice and a variety of shops and restaurants

A charming coastal cottage with successful letting pod with modern comforts and outstanding views. Perfect as a family home, lifestyle business or Island retreat.



**Kitchen/Diner (15' 1.5" x 8' 11.87" ) or (4.61m x 2.74m)**

Fitted Wren kitchen with wall and base units, integrates double oven/microwave, Calor Gas 5 ring hob, Extractor fan and fridge freezer. Composite sink and quartz worktop. Space available for white goods. Large walk in pantry/storage cupboard. The walls are painted and the floor is tiled

**Shower Room (6' 7.13" x 5' 4.96" ) or (2.01m x 1.65m)**

Black and glass shower cubicle with electric shower, toilet and vanity unit, heated towel rail, wooden flooring and painted walls.

**Lounge (16' 7.21" x 10' 1.65" ) or (5.06m x 3.09m)**

The lounge retains a lot of original features with a natural stone wall housing the multi fuel stove. The remainder of the walls are painted and the floor is carpeted.

**Bedroom 1 (8' 5.97" x 6' 10.68" ) or (2.59m x 2.10m)**

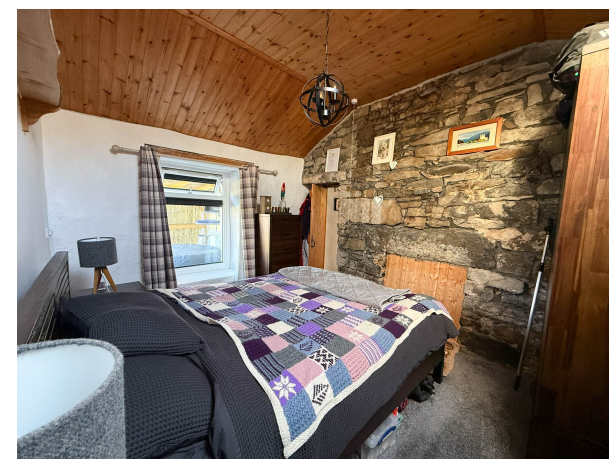
Single bedroom with velux window v lined ceiling, painted walls and the floor is carpeted

**Bedroom 2 (12' 11.12" x 11' 1.07" ) or (3.94m x 3.38m)**

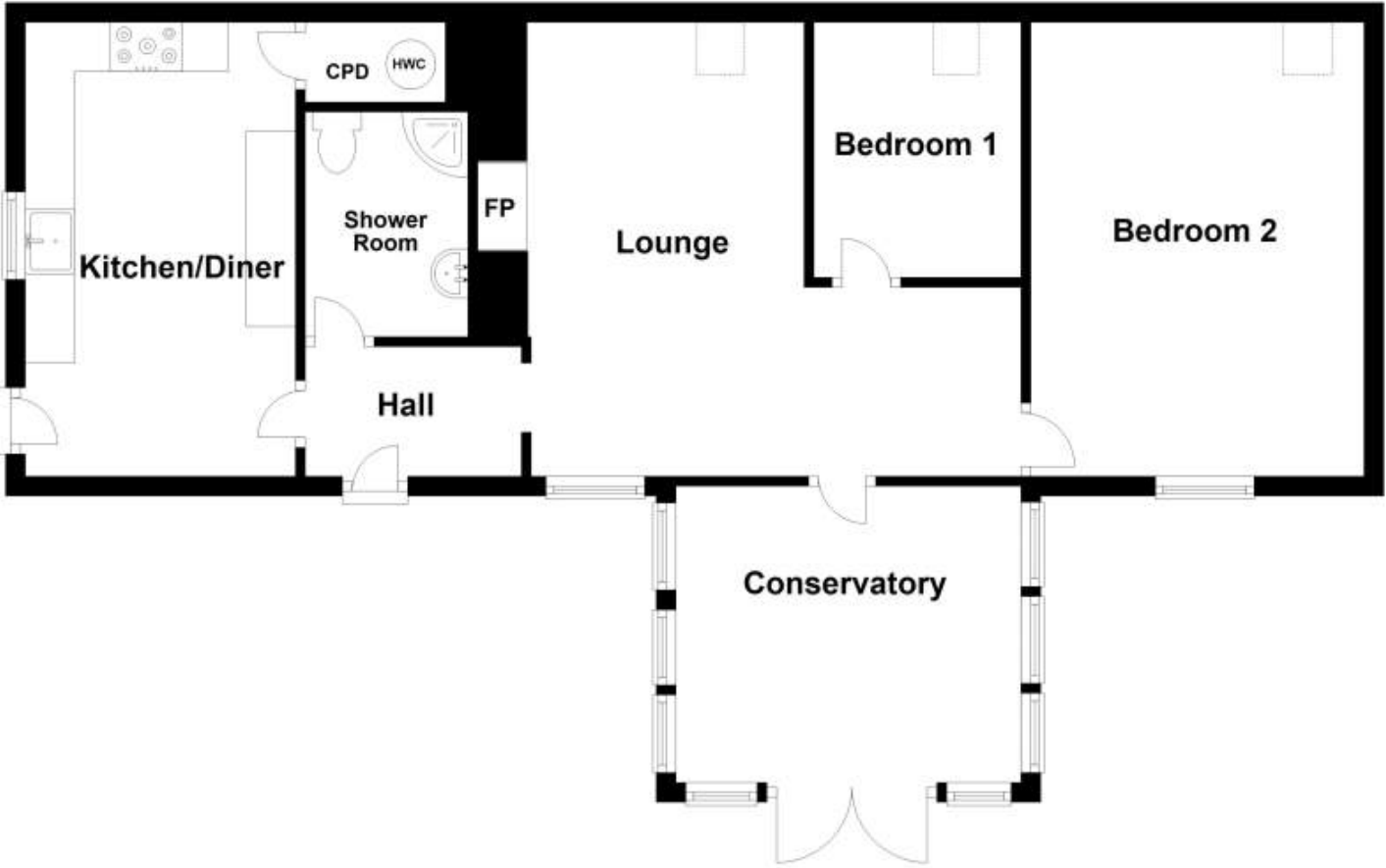
Double bedroom with natural stone wall, window to the front elevation, v lined ceiling, painted walls and carpeted floors

**Conservatory (9' 10.5" x 10' 0.08" ) or (3.01m x 3.05m)**

Accessed via full glass door from the lounge area, wooden flooring and painted walls. Double glass doors lead to the garden area and hot tub.



Ground Floor



| Energy Efficiency Rating                                                                                                                                                         |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                               |         |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                                                                  | Current | Potential |                                                                                                                                                                                                              | Current | Potential |
| Very energy efficient - lower running costs                                                                                                                                      |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions                                                                                                                                              |         |           |
| (92+) <b>A</b>                                                                                                                                                                   |         | 103       | (92+) <b>A</b>                                                                                                                                                                                               |         | 94        |
| (81-91) <b>B</b>                                                                                                                                                                 |         |           | (81-91) <b>B</b>                                                                                                                                                                                             |         |           |
| (69-80) <b>C</b>                                                                                                                                                                 |         |           | (69-80) <b>C</b>                                                                                                                                                                                             | 78      |           |
| (55-68) <b>D</b>                                                                                                                                                                 |         |           | (55-68) <b>D</b>                                                                                                                                                                                             |         |           |
| (39-54) <b>E</b>                                                                                                                                                                 |         |           | (39-54) <b>E</b>                                                                                                                                                                                             |         |           |
| (21-38) <b>F</b>                                                                                                                                                                 | 35      |           | (21-38) <b>F</b>                                                                                                                                                                                             |         |           |
| (1-20) <b>G</b>                                                                                                                                                                  |         |           | (1-20) <b>G</b>                                                                                                                                                                                              |         |           |
| Not energy efficient - higher running costs                                                                                                                                      |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions                                                                                                                                              |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC                                                                                                                                |         |           | England, Scotland & Wales EU Directive 2002/91/EC                                                                                                                                                            |         |           |
| The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. |         |           | The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment. |         |           |